

MOTION

On August 8, 2000, the Los Angeles City Council adopted a motion instructing the Department of City Planning to initiate and complete proceedings to establish a Historic Preservation Overlay Zone (“HPOZ”) in Pico-Union, a neighborhood within the Westlake Community Plan area. On August 3, 2004, the City Council adopted Ordinance No. 176,156, which created the Pico-Union HPOZ.

The Department contracted Historic Resources Group (“HRG”) to conduct a historic survey of this area (“Historic Resources Survey”), which started on November 1, 2001, and was completed in July, 2003. **By intent, the main commercial corridors were excluded from the HPOZ.** The survey comprised over 1,500 parcels. In 2002, HRG indicated that the Greenwell Tract, Block 4, Lots 1-8 and 12-21 (i.e., the commercial building located at 1330 W. Pico Boulevard) (“Property”) was not recommended for inclusion in the proposed Pico-Union HPOZ, **because the intent of the survey was to exclude the main commercial corridors given that the structure on the Property did not retain its association with the historical development of the area as a result of loss of material integrity or was built after the period of significance.** (See California Historical Resource Status Code 6.) The Cultural Heritage Commission adopted HRG's recommendation on December 17, 2003. Despite the Cultural Heritage Commission's action, a portion of the Property was mistakenly included in the final Pico-Union HPOZ boundary adopted by City Council.

The Historic Resources Survey concluded that a portion of the Survey Area met the criteria for HPOZ designation because the majority of the buildings were the original structures dating from the late 19th century through the early 1930s. The area includes 528 structures identified as “Contributing” and 270 structures identified as “Non-Contributing.” Many of the buildings in the Survey Area are original structures for the development of this area from the late 19th century to the early 1930s. They retain their historic design and unique architecture. Some of the most common architectural styles include Queen Anne, American Foursquare, Craftsman, Colonial Revival, Classical Revival, Mission Revival, Spanish Colonial Revival, and Tudor Revival.

The Pico-Union HPOZ boundary cuts through the Property so that one-third of the Property is outside the Pico-Union HPOZ and approximately two-thirds of the Property is within the boundary. The portion of the Property within the boundary of the Pico-Union HPOZ is identified as a non-contributing feature. The building at the Property is a split-face concrete block, two-story industrial building constructed between 1966-1968, which is outside the periods of historic significance (1860-1910, 1890-1920, 1920-1940). The building is not consistent with any of the architectural styles worthy of preservation; nor is it a residential structure, which was the primary purpose behind the preservation efforts. On October 19, 2017, HRG reaffirmed that the Property should not have been included in the Pico-Union HPOZ.

I THEREFORE MOVE that the City Council instruct the Department of City Planning to initiate proceedings to correct the inclusion of the property located at 1330 West Pico Boulevard in the Pico-Union Historic Preservation Overlay Zone adopted in 2004 and remove the subject property from the Pico-Union HPOZ.

PRESENTED BY: _____

Gilbert A. Cedillo
Councilmember, First District

SECONDED BY: _____